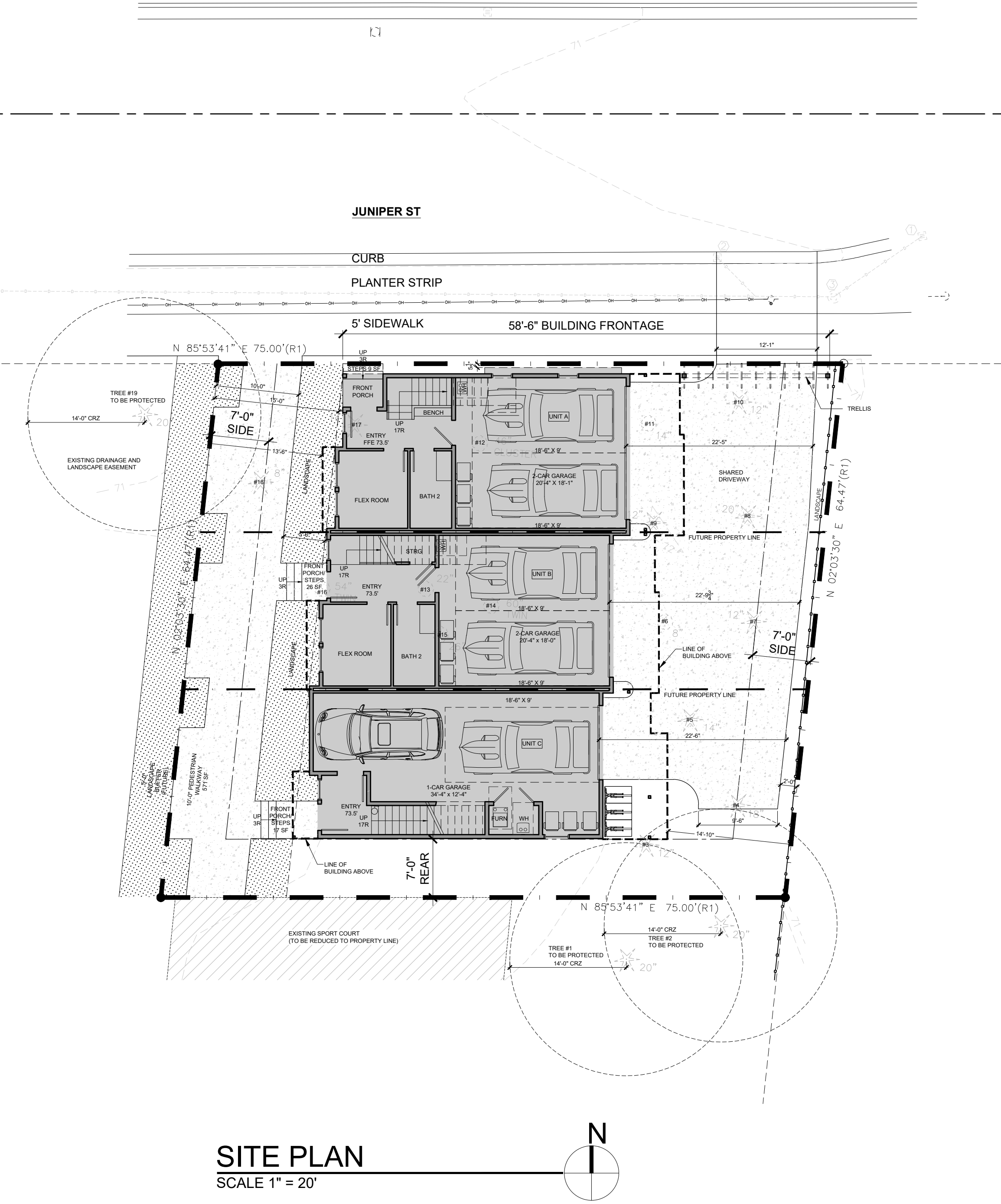


ISSAQUAH 3 TOWNHOMES



PROJECT DESCRIPTION:

BUILD 3 ATTACHED TOWNHOMES  
ACCESS OFF JUNIPER

ZONING & CODE INFORMATION

JURISDICTION: CITY OF ISSAQUAH  
ZONING: MUR/CENTRAL ISSAQUAH  
PARCEL ASSESSOR'S #: 884390-0500  
LOT SIZE: 4,807 SF (0.11 ac)  
  
OCCUPANCY: RESIDENTIAL MULTI FAMILY

LEGAL DESCRIPTION:  
UPPERS H S 2ND ADD TO ISSAQUAH "LOT B" ISSAQUAH  
BDY LINE ADJUST NO PLN05-00104 REC NO  
20051215900004 BEING A POR OF LOTS 1 AND 2 IN BLOCK  
5 OF HERBERT S UPPER'S SECOND ADDITION TO  
ISSAQUAH PLAT - LESS C/M RGTS

Plat Block: 5

Plat Lot: 1-2

SETBACKS  
*PER CIDDS TABLE 4.4:*  
  
BUILD-TO-LINE - 10' - 0"  
SIDE YARDS - 7'-0"  
REAR YARD -7'-0"  
  
PROPOSED:  
  
BUILD-TO -LINE - 0'-6"  
SIDE YARDS - 13'-6"  
REAR YARD - 7'-0"

F.A.R.  
*PER CIDDS TABLE 4.4:* 1.25  
GROSS FLOOR AREA ALLOWED: 6,008 SF  
GROSS FLOOR AREA PROPOSED: 4,717 SF

MAX HEIGHT ALLOWED:  
*PER CIDDS TABLE 4.4:* 40' ABOVE AEG  
to the midpoint of the highest gable, or top of flat roof  
PROPOSED: 37'-3"

PARKING :  
VEHICULAR: REQUIRED 1 per unit  
PROPOSED: 2 in private garage  
BICYCLE: REQUIRED 2 per project  
PROPOSED: 3

BUILDING FRONTAGE:  
MINIMUM REQUIRED 45'  
*PER CIDDS 11.3.G - 60%*  
PROPOSED: 58.5'

COMMUNITY SPACES:  
REQUIRED: INDIVIDUAL PRIVATE 48 SF per unit  
*PER CIDDS 7.3.A*  
PROPOSED: PRIVATE ROOF DECKS 385 SF, 380 SF, 355 SF

IMPERVIOUS SURFACE:  
LOT SIZE: 4,807 SF  
IMPERVIOUS SURFACE ALLOWED (80%) 3,845 SF  
*PER CIDDS TABLE 4.4*

BUILDING FOOTPRINT: 2,378 SF  
SHARED DRIVEWAY 830 SF  
PEDESTRIAN PATH: 571 SF  
FRONT PORCH/STEPS: 56 SF  
TOTAL IMPERVIOUS SURFACE PROPOSED: 3,835 SF  
79.7%

FAR:  
(INSIDE OF EXTERIOR WALLS)

MAX. ALLOWED (1.25) 6,009 SF  
PROPOSED: 5,082 SF

1ST FLOOR: 565 SF  
2ND FLOOR: 2,034 SF  
3RD FLOOR: 2,118 SF  
TOTAL GROSS FLOOR AREA: 4,717 SF  
\* GARAGE (EXEMPT FROM FAR)

GROSS FLOOR AREA:  
(INSIDE OF EXTERIOR WALLS)

UNIT A: 2,002 SF  
UNIT B: 1,997 SF  
UNIT C: 1,941 SF  
TOTAL GROSS FLOOR AREA: 5,940 SF  
\* INCLUDING GARAGE

PROJECT DESCRIPTION:

(3) UNIT TOWNHOMES DEVELOPMENT

PROJECT TEAM:

OWNER / CONTRACTOR:  
  
BDR HOLDINGS LLC  
JEREMY SMITH  
11100 MAIN STREET, SUITE 201  
BELLEVUE WA 98004  
P: (425) 889-5400  
E: jeremy@bdrhomesllc.com

ARCHITECT:  
  
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EMILY BUCHWALTER, AIA  
11711 SE 8TH ST, SUITE 100  
BELLEVUE, WA 98005  
P: 425-453-9298  
E: emily@mediciarchitects.com

CIVIL ENGINEER:  
  
D.R. STRONG  
MAHER A. JOUDI, P.E.  
620 7TH AVENUE  
KIRKLAND, WA 98033  
P: (425) 827-3063  
E: maher.joudi@drstrong.com

GEOTECHNICAL ENGINEER: EARTH SOLUTIONS NW, LLC  
KYLAR KELLY  
15365 NE 90TH STREET, STE 100  
REDMOND, WA 98052  
P: 425-449-4704  
E: kylvark@esnw.com

LANDSCAPE:  
  
STUDIO 342  
CHAD WICHES, ASLA  
P: (206) 545-0342  
www.studio342.com

SURVEYOR:  
  
INFORMED LAND SURVEY  
EVAN M WAHLSTROM  
PO BOX 5137  
TACOMA, WA 98415  
P: 253-627-2070  
E: admin@i-landsurvey.com

ARBORIST:  
  
AFM, INC  
ZSOFIA PASZTOR  
10 - 108TH ST. SE  
EVERETT, WA 98208  
P: 425-210-5541  
E: zs.pasztor2011@gmail.com

BUILDING CLASSIFICATION

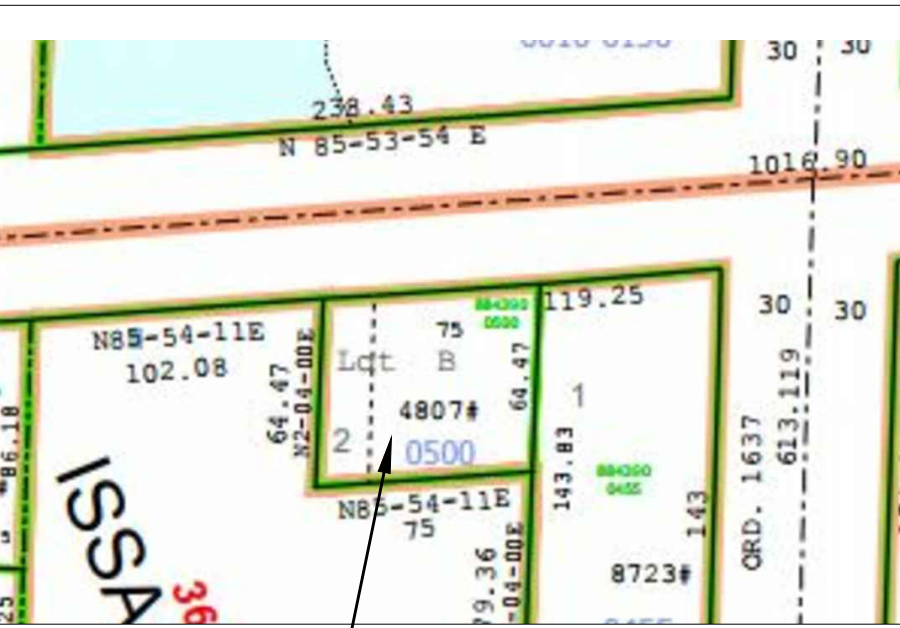
- A. OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENCE  
B. TYPE OF CONSTRUCTION:  
1. AUTOMATIC SPRINKLERS PROVIDED X YES \_NO  
SPRINKLER SYSTEM TO BE A FLOW THRU SYSTEM  
2. TYPE OF CONSTRUCTION: TYPE V.B



PROJECT LOCATION

VICINITY MAP

NTS



PROJECT LOCATION

QT. SECT. MAP

NTS

ARCHITECTURAL SHEET INDEX

- A0.0 COVER SHEET/SITE PLAN
- A0.1 VICINITY MAP
- A1.0 FIRST FLOOR
- A1.1 SECOND FLOOR
- A1.2 THIRD FLOOR
- A1.3 ROOF TOP DECK
- A2.0 ELEVATIONS
- A3.0 PERSPECTIVES

CIVIL SHEET INDEX

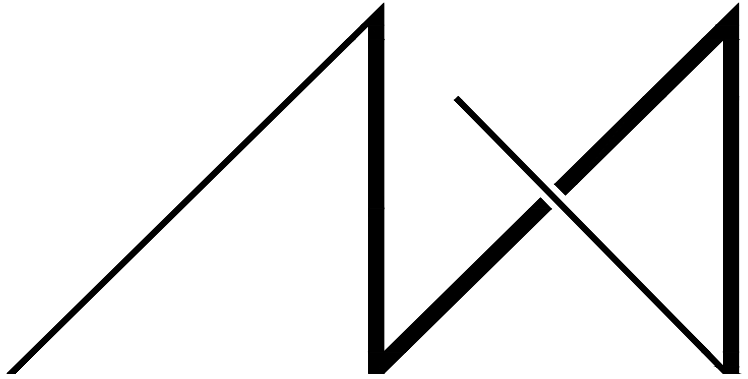
- C1 CONCEPTUAL STORM WATER,  
SEWER AND WATER PLAN

LANDSCAPE SHEET INDEX

- L1.0 LANDSCAPE PLAN

SURVEY

TOPOGRAPHIC SURVEY INCLUDED

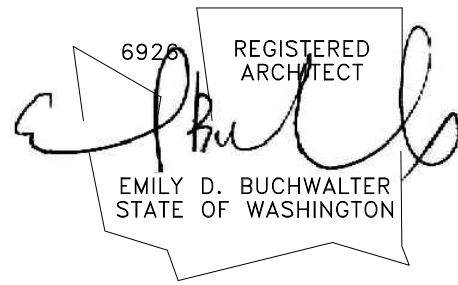


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REVISIONS: DATE:

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PROJECT / CLIENT:

ISSAQUAH 3

BDR HOLDINGS LLC  
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(425) 889-5400  
jeremy@bdrhomesllc.com

JOB ADDRESS:

755 5TH AVE NW  
ISSAQUAH, WA 98027  
PARCEL # 884390-0500

DRAWING NAME:

COVER SHEET  
SITE PLAN

ISSUE: DATE:

Drawn By: JK, SJ  
Checked By: EB  
Owner Approval:

PHASE:

SITE PLANNING

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DATE: 03-18-2020

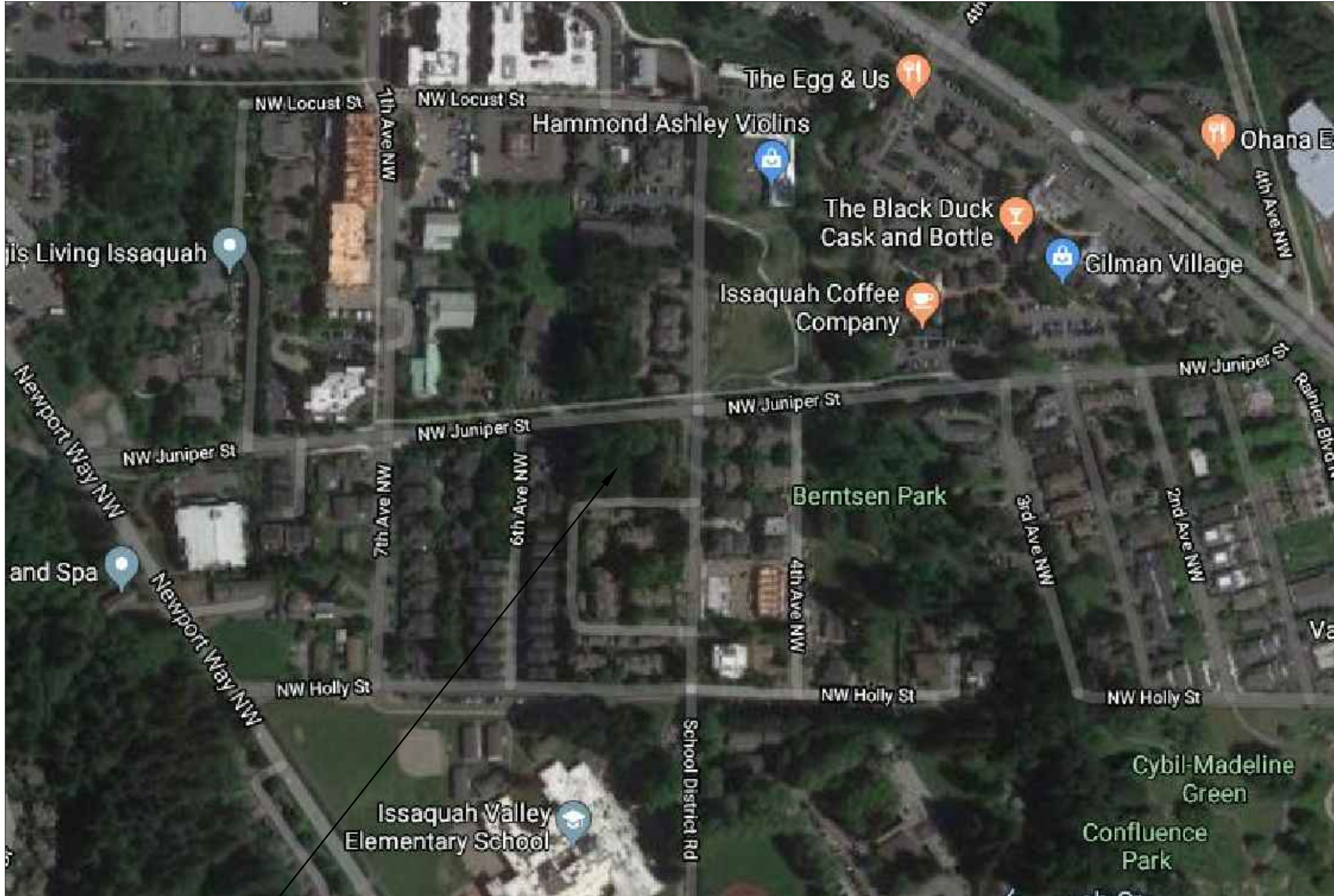
SCALE: 1:1





EXISTING STREET VIEW

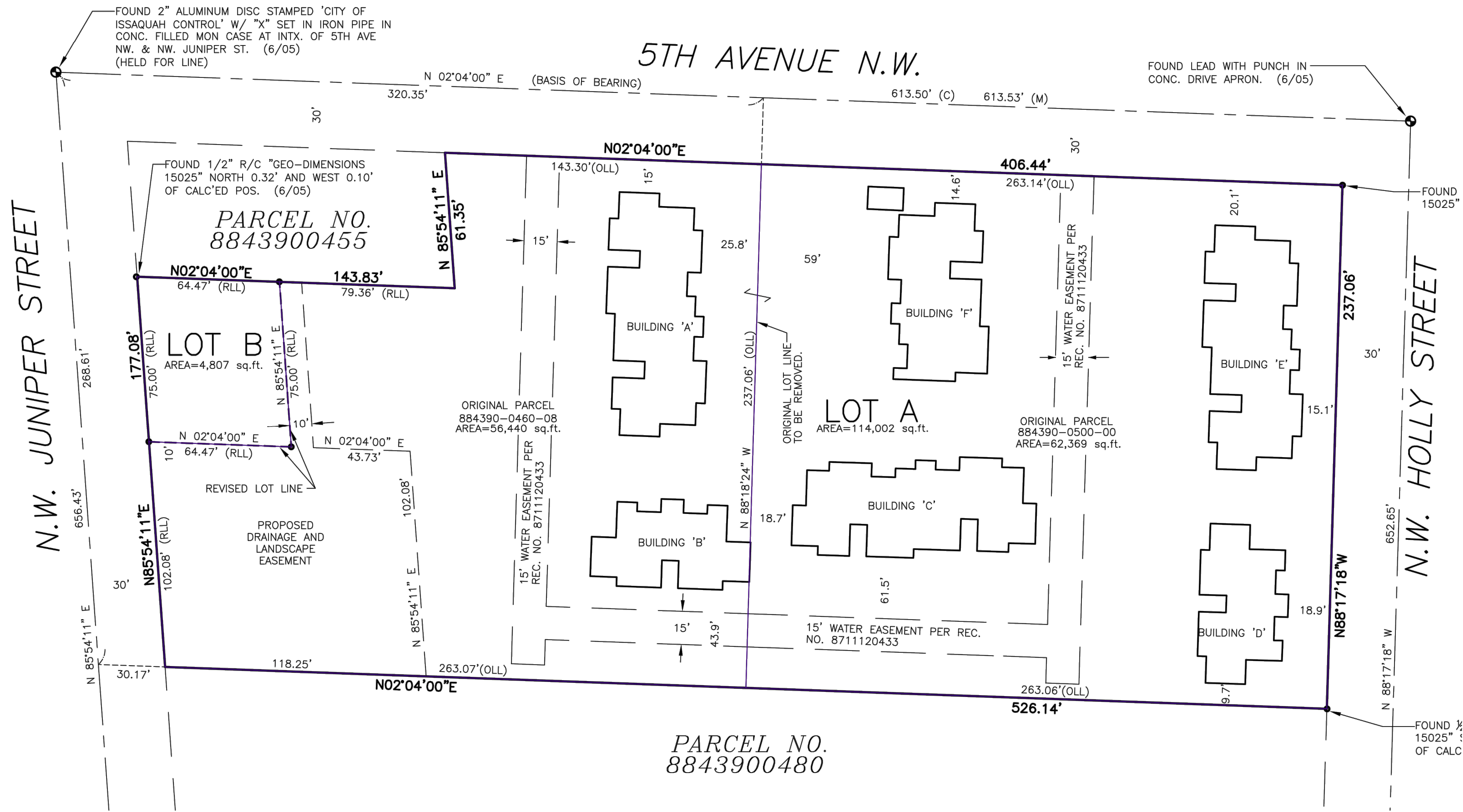
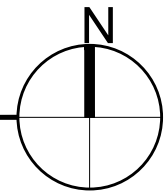
NTS



PROJECT LOCATION

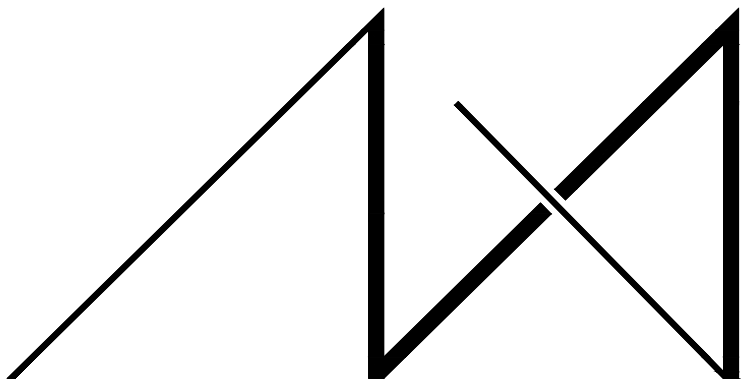
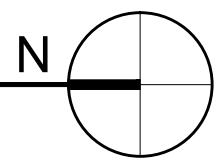
VICINITY MAP

NTS



ISSAQUAH VILLAGE BLA SURVEY

NTS

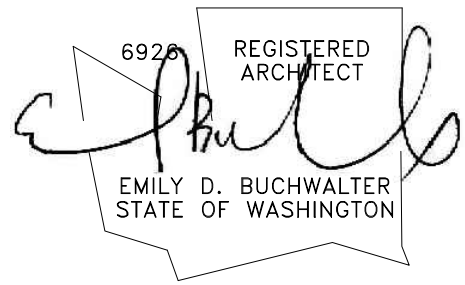


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PROJECT / CLIENT:

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**(425) 889-5400**  
**jeremy@bdrhomesllc.com**  
JOB ADDRESS:

**755 5TH AVE NW**  
**ISSAQUAH, WA 98027**  
**PARCEL # 884390-0500**

DRAWING NAME:

VICINITY MAP

| ISSUE:           | DATE: |
|------------------|-------|
| Drawn By: JK, SJ |       |
| Checked By: EB   |       |
| Owner Approval:  |       |

PHASE:

SITE PLANNING

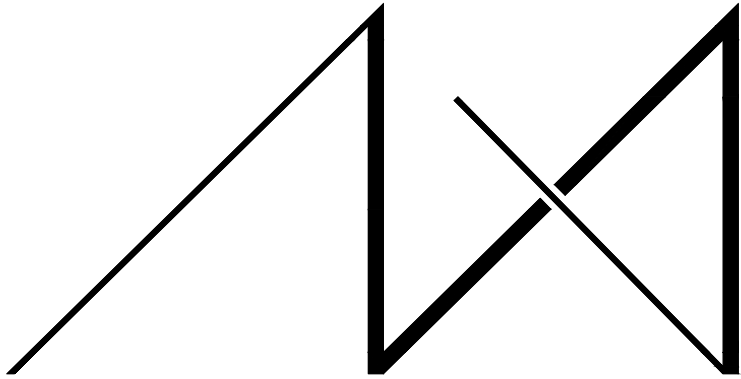
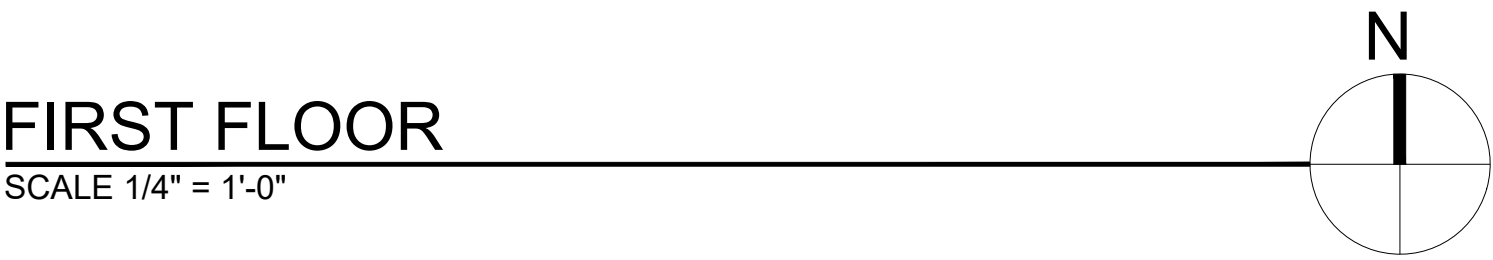
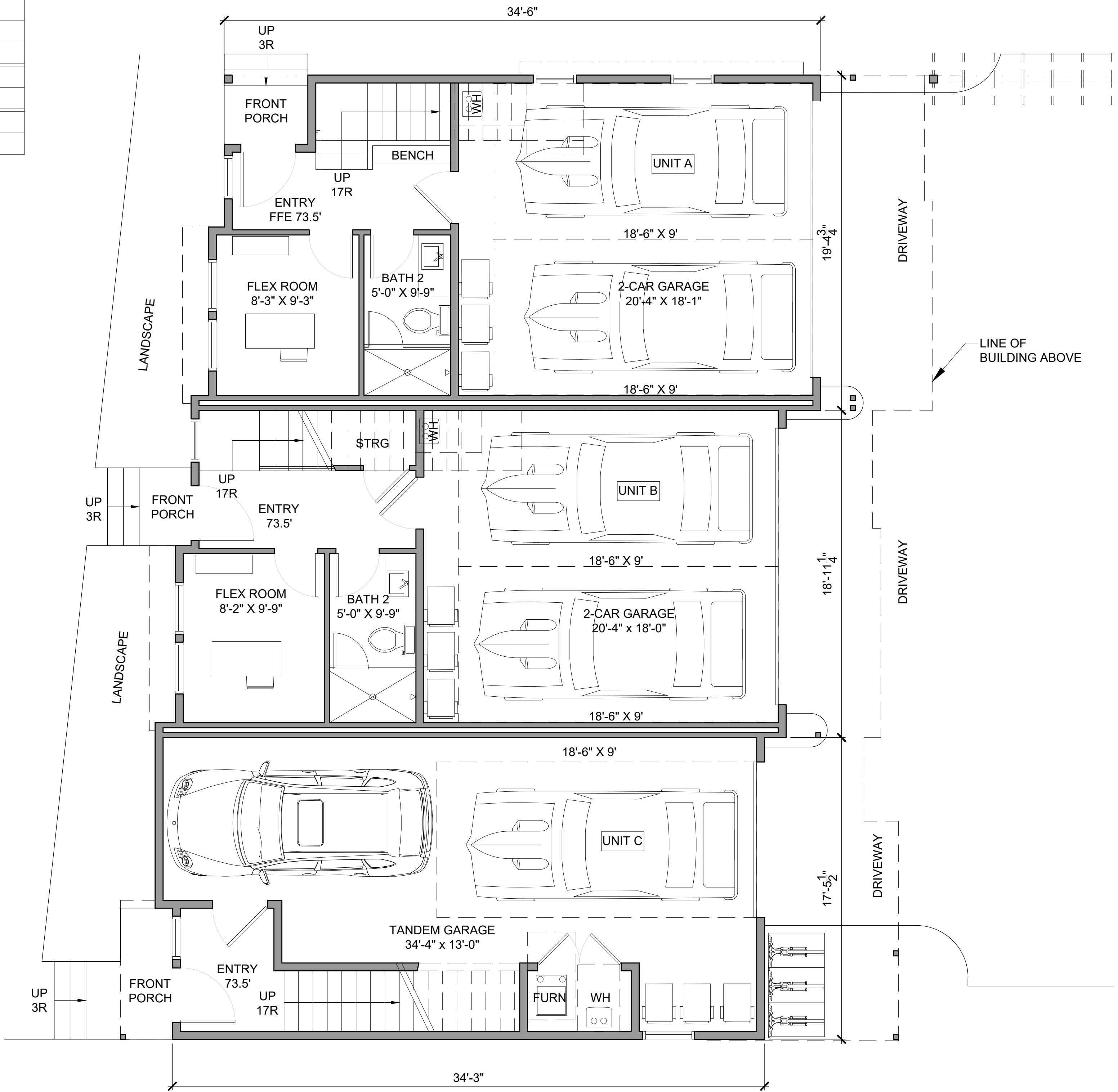
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PROJECT No.: **2020 016**  
DATE: **01-31-2020**

SCALE: 1:1



| FLOOR AREA    | A    | B    | C    | TOTAL |
|---------------|------|------|------|-------|
| First         | 218  | 236  | 111  | 565   |
| Second        | 694  | 663  | 677  | 2034  |
| Third         | 711  | 719  | 688  | 2118  |
| FAR           | 1623 | 1618 | 1476 | 4717  |
| Garage        | 379  | 379  | 465  | 1223  |
| TOTAL GROSS   | 2002 | 1997 | 1941 | 5940  |
| roof top deck | 385  | 380  | 355  | 1120  |

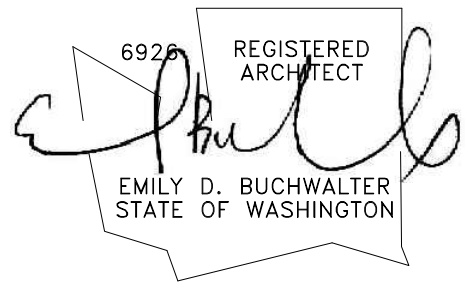


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PROJECT / CLIENT:

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**(425) 889-5400**  
**jeremy@bdrhomesllc.com**  
JOB ADDRESS:

**755 5TH AVE NW**  
**ISSAQUAH, WA 98027**  
**PARCEL # 884390-0500**

DRAWING NAME:

FLOOR PLANS

ISSUE: DATE:

Drawn By: JK, SJ  
Checked By: EB  
Owner Approval:

PHASE:

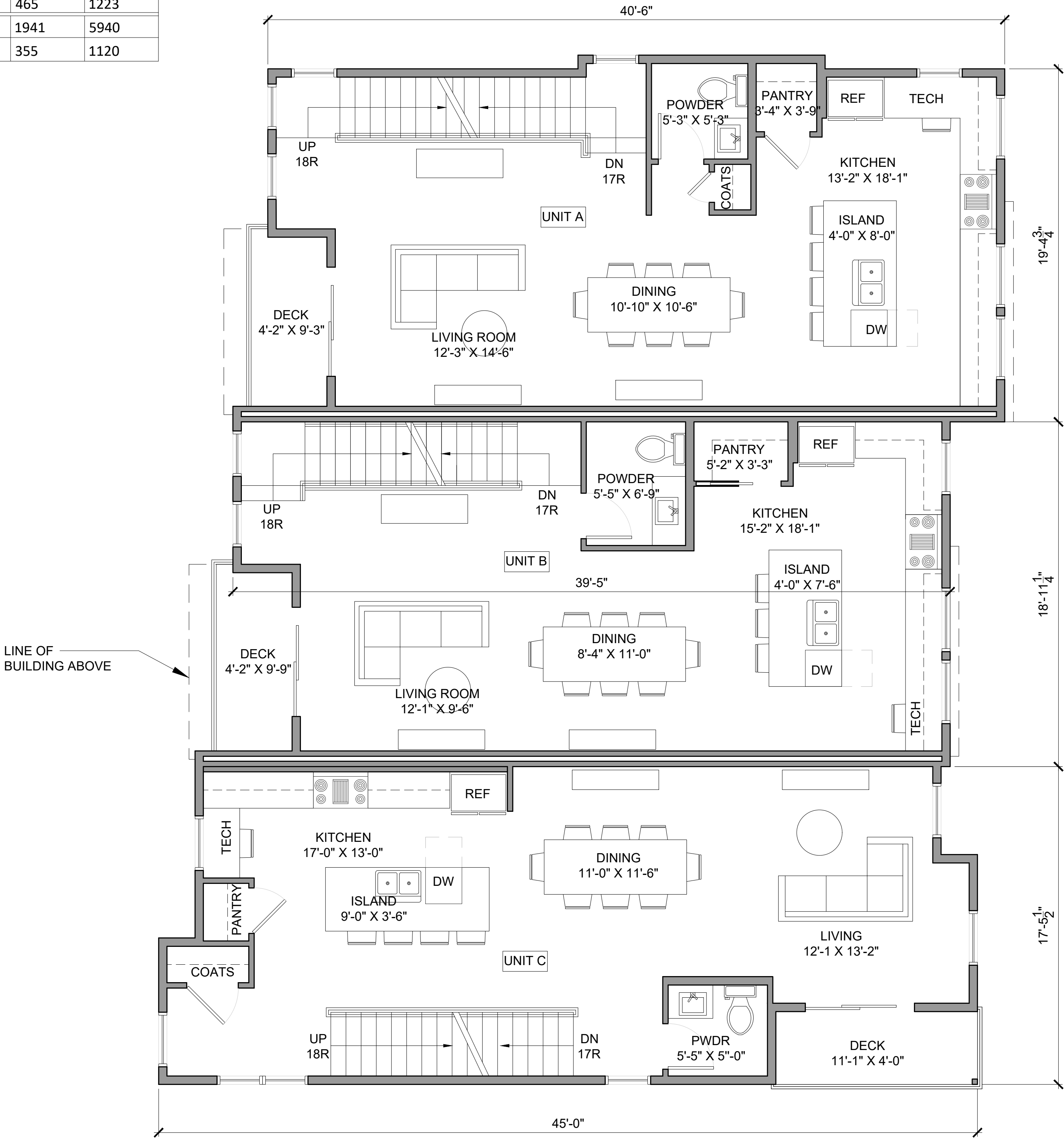
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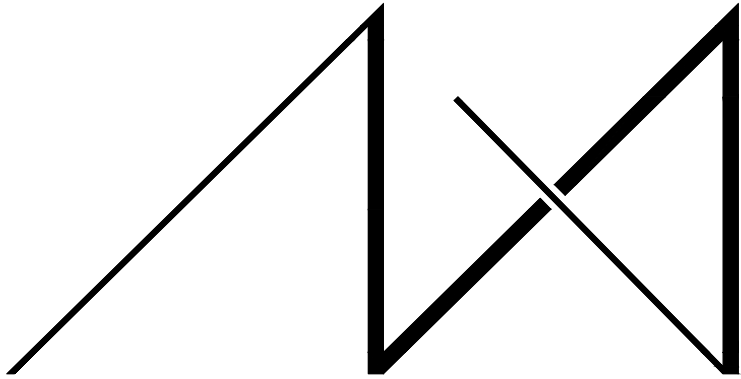
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SECOND FLOOR  
SCALE 1/4" = 1'-0"

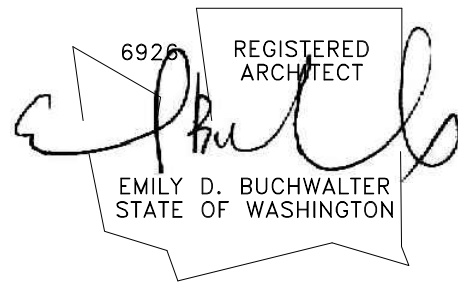


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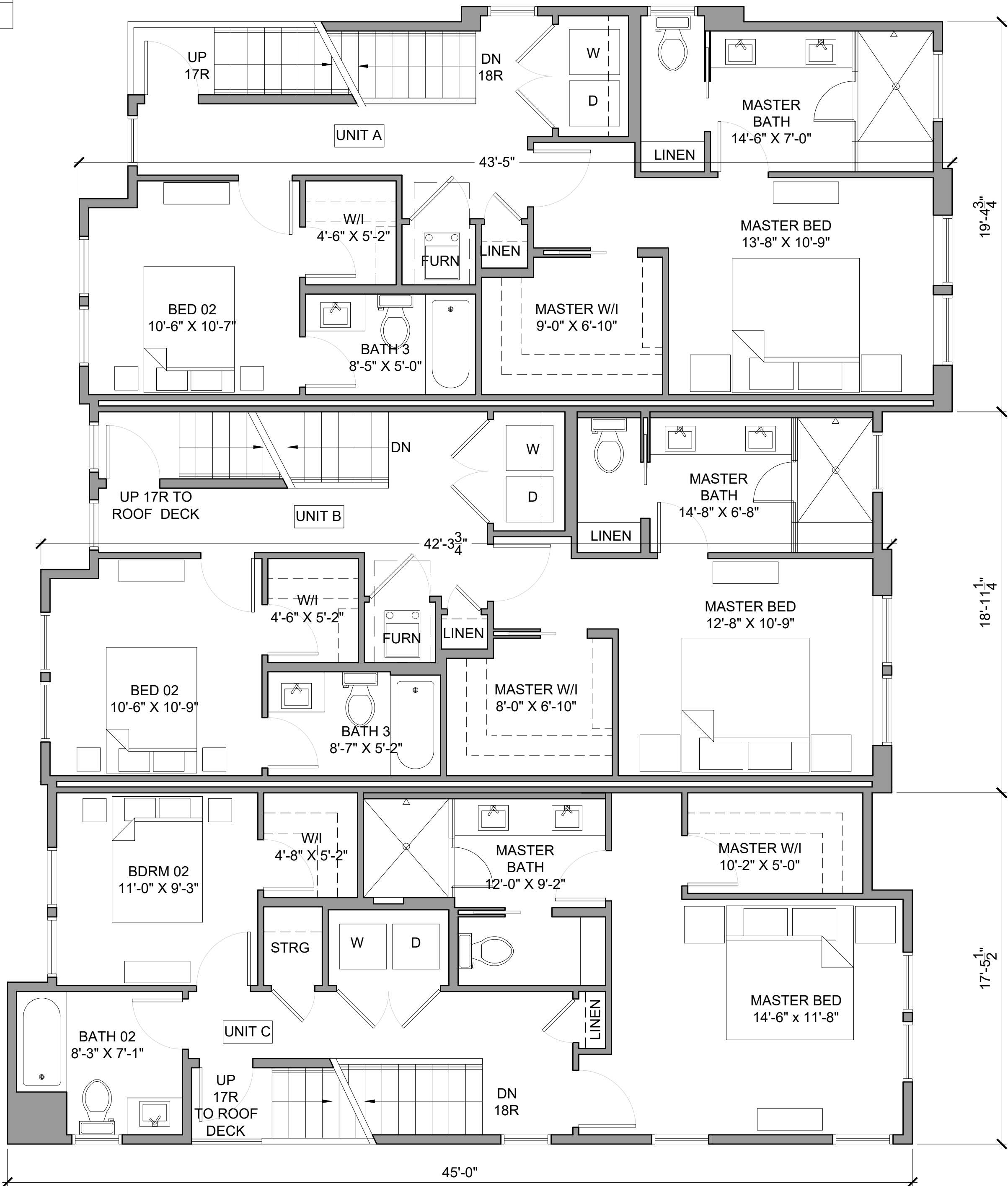
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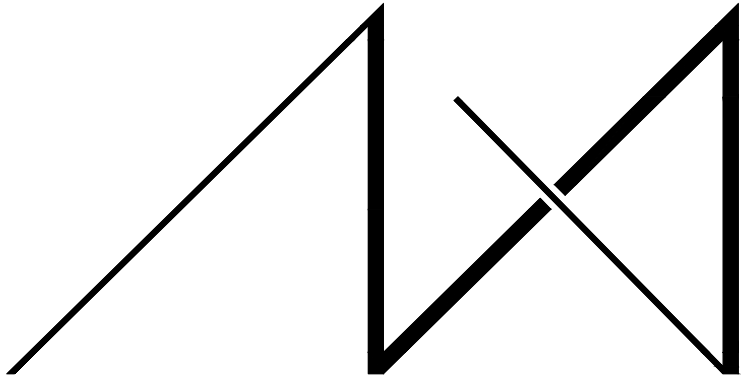
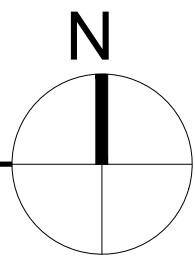
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THIRD FLOOR  
SCALE 1/4" = 1'-0"

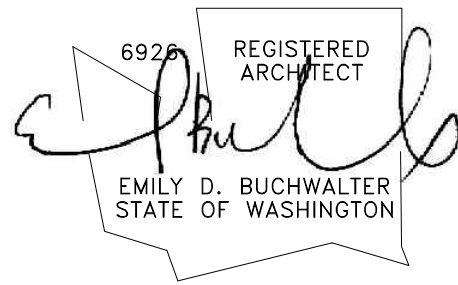


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ISSAQUAH 3  
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jeremy@bdrhomesllc.com  
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755 5TH AVE NW  
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PARCEL # 884390-0500

DRAWING NAME:

FLOOR PLANS

ISSUE: DATE:

Drawn By: JK, SJ  
Checked By: EB  
Owner Approval:

PHASE:

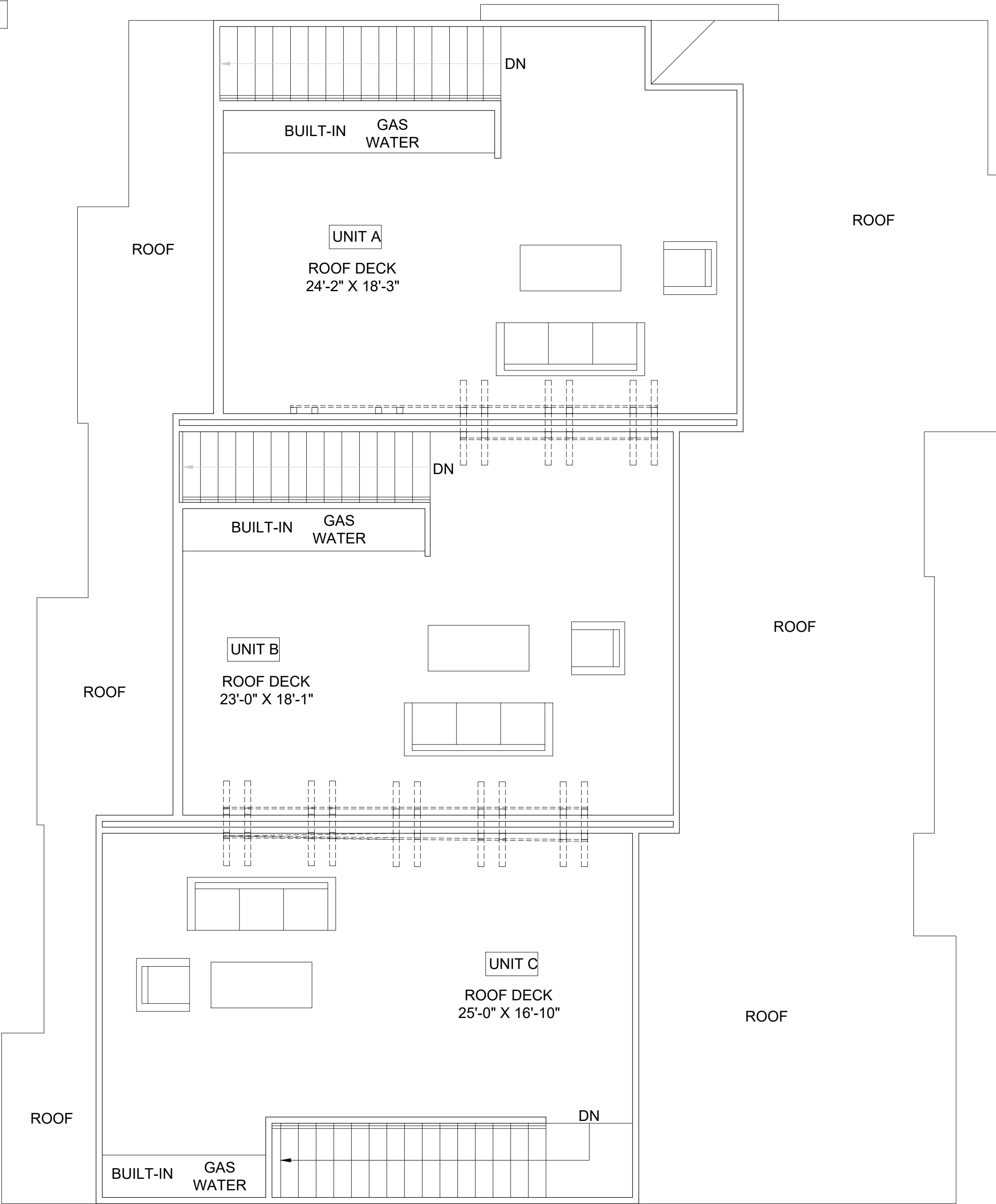
SITE PLANNING

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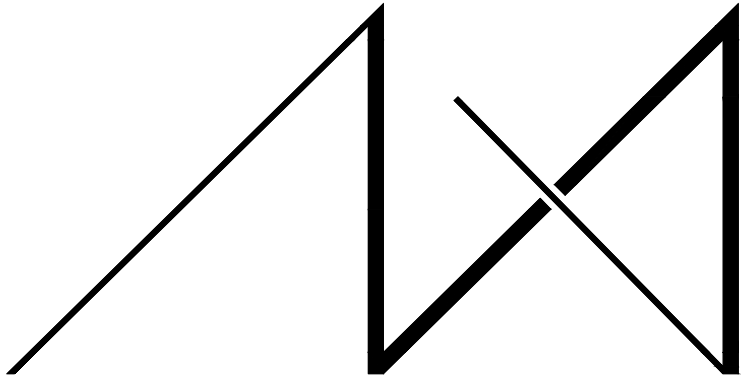
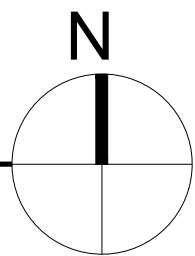
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ROOF TOP DECK

SCALE 1/4" = 1'-0"

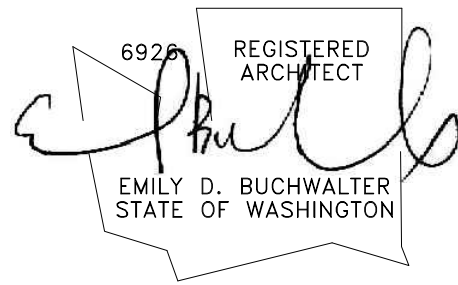


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JOB ADDRESS:  
  
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**ISSAQUAH, WA 98027**  
**PARCEL # 884390-0500**

DRAWING NAME:

FLOOR PLANS

| ISSUE:           | DATE: |
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| Drawn By: JK, SJ |       |
| Checked By: EB   |       |
| Owner Approval:  |       |

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DATE: **01-31-2020**

SCALE: 1:1





NORTH ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"



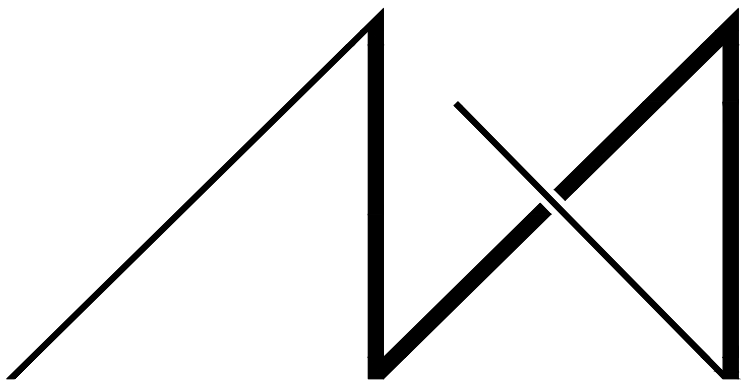
WEST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

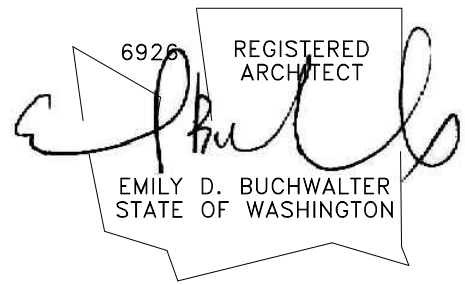


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ARCHITECTURE | PROGRAMMING |  
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PARCEL # 884390-0500

DRAWING NAME:

ELEVATIONS

ISSUE: DATE:

Drawn By: JK, SJ  
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PHASE:

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PROJECT No.: 2020 016

DATE: 01-31-2020

SCALE: 1:1





NW VIEW - JUNIPER STREET AND WALKWAY



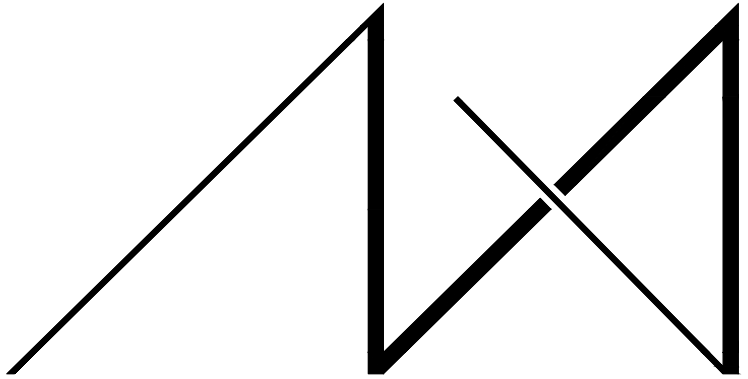
NW VIEW - WALKWAY



SE VIEW - DRIVEWAY



NE VIEW - SHARED DRIVEWAY AND JUNIPER STREET

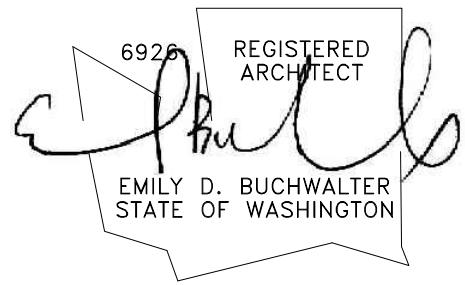


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| 4.         |       |
| 5.         |       |

PROJECT / CLIENT:

**ISSAQUAH 3**  
**BDR HOLDINGS LLC**  
**11100 MAIN STREET, SUITE**  
**201 BELLEVUE WA 98004**  
**(425) 889-5400**  
**jeremy@bdrhomesllc.com**  
JOB ADDRESS:

**755 5TH AVE NW**  
**ISSAQUAH, WA 98027**  
**PARCEL # 884390-0500**

DRAWING NAME:

### PERSPECTIVES

ISSUE: DATE:

Drawn By: JK, SJ  
Checked By: EB  
Owner Approval:

PHASE:

### SITE PLANNING

This drawing is the exclusive property of Medici Architects, and can be reproduced only with the permission of the Architect. Variations and modifications to work shown on this drawing shall not be carried out without written permission from the Architect.

PROJECT No.: **2020 016**  
DATE: **01-31-2020**

SCALE: 1:1



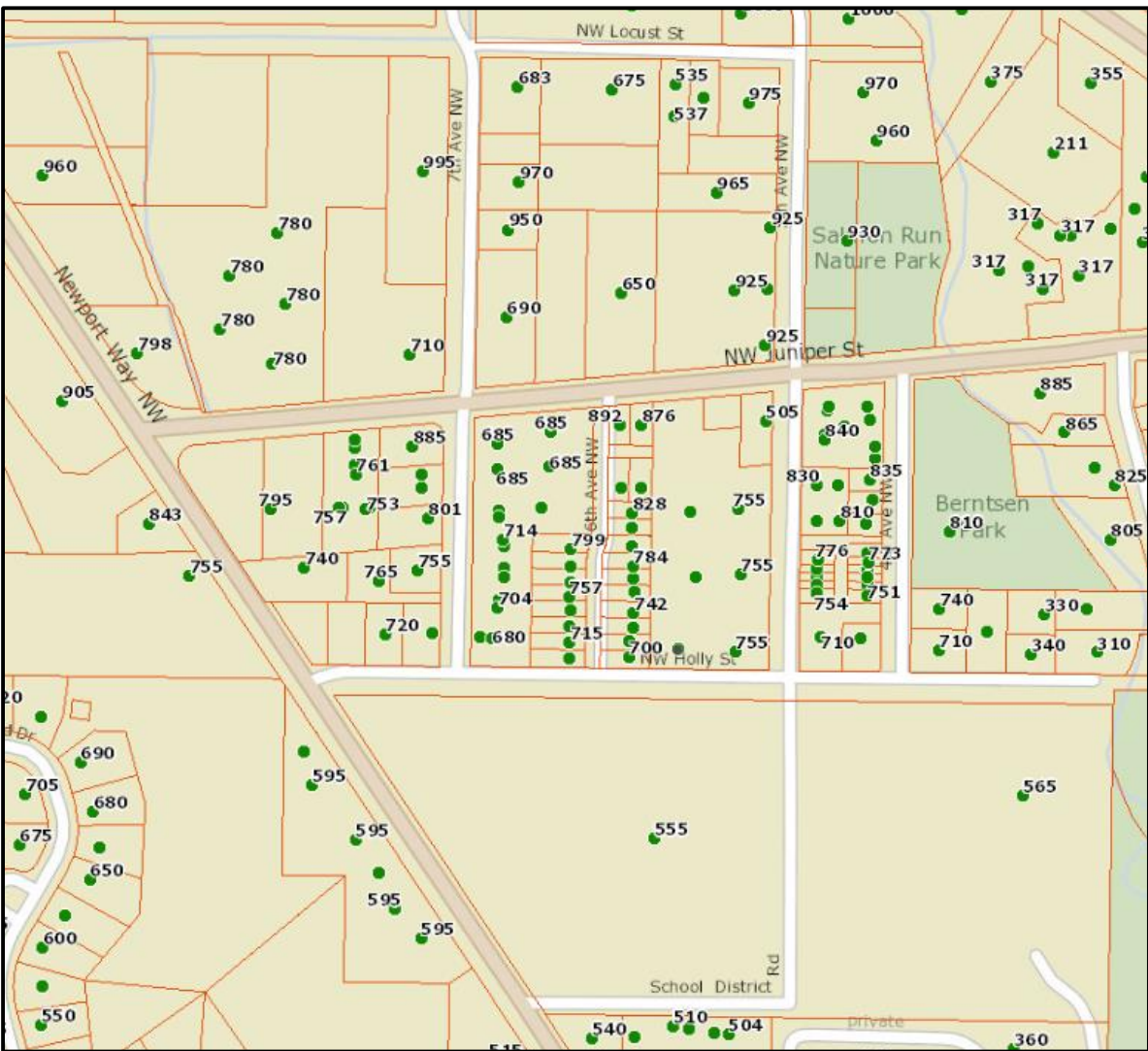
NE 1/4 SECTION 28, TOWNSHIP 24 N, RANGE 6 E, W.M.  
**ISSAQUAH 3**

**PROJECT DESCRIPTION:**

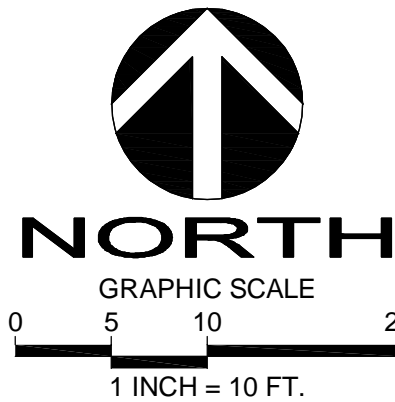
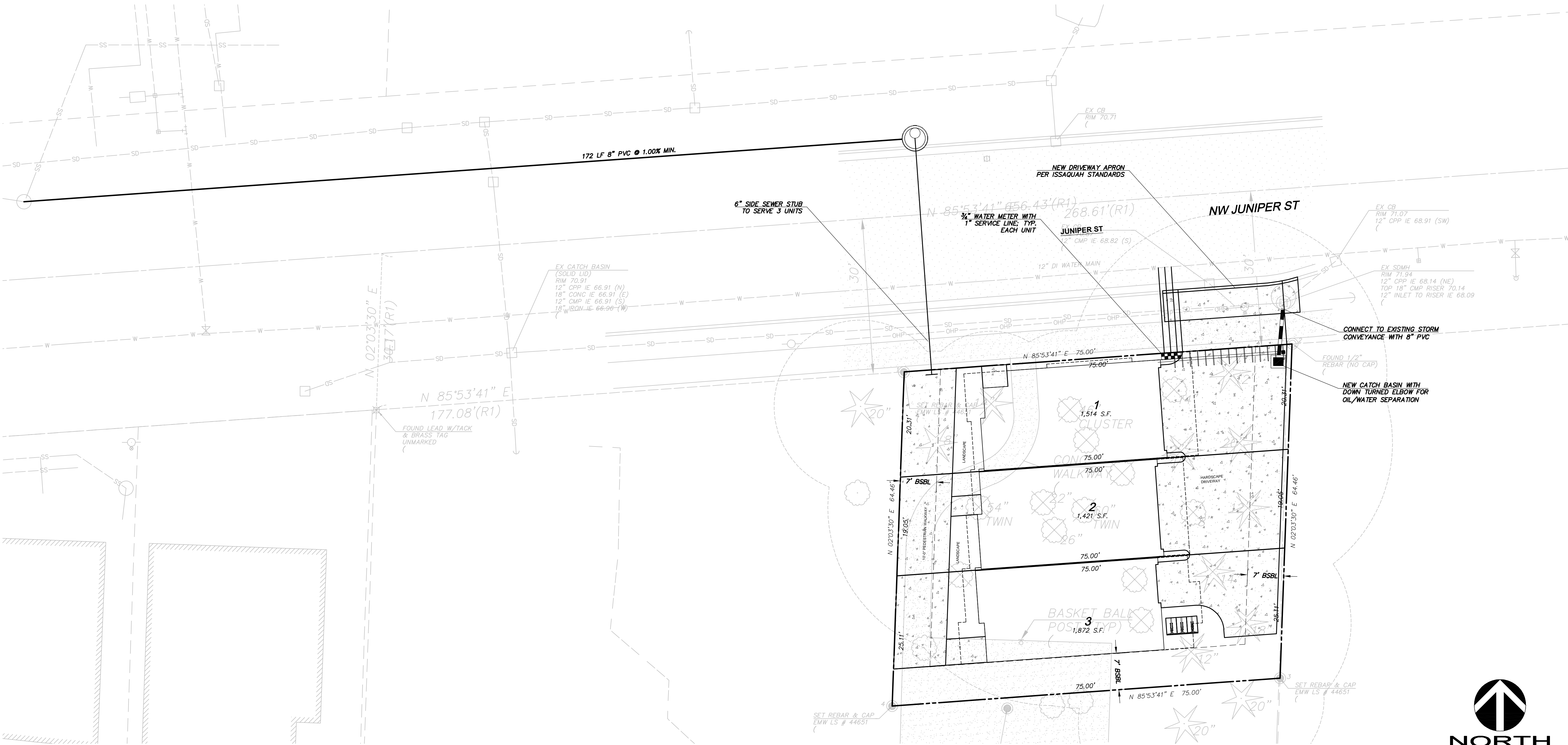
ADDRESS OF THE PROPERTY:..... NW JUNIPER ST & 5TH AVE NW, ISSAQUAH, WA  
PARCEL NUMBER:..... 8843900500  
EXISTING ZONING:..... MUR/CENTRAL ISSAQUAH  
PROPOSED DWELLING UNITS:..... 3  
ACREAGE:..... 0.11 ACRES (4,807 S.F.) GROSS  
R.O.W. DEDICATION:..... 0  
CRITICAL AREAS:..... 0  
NET SITE AREA:..... 0.11 ACRES (4,807 S.F.)  
PROPOSED USE:..... MUR  
TOTAL PROPOSED IMPERVIOUS:..... 0.091 ACRES (3,971 S.F.)  
SURROUNDING LAND USE:..... MULTI-FAMILY RESIDENTIAL  
SEWER DISTRICT:..... CITY OF ISSAQUAH  
WATER DISTRICT:..... CITY OF ISSAQUAH  
SCHOOL DISTRICT:..... ISSAQUAH #411  
TELEPHONE SERVICE:..... COMCAST  
POWER SOURCE:..... PUGET SOUND ENERGY

**PROJECT CONTACTS:**

APPLICANT / OWNER:..... BDR ISSAQUAH 3 LLC  
..... 11100 MAIN STREET, SUITE 201  
..... BELLEVUE, WASHINGTON 98004  
..... (425) 889-5400  
..... CONTACT: JEREMY SMITH  
..... JEREMY@BDRHOMESLLC.COM  
CIVIL ENGINEER:..... D.R. STRONG CONSULTING ENGINEERS, INC.  
..... 620 7TH AVENUE  
..... KIRKLAND, WASHINGTON 98033  
..... (425) 827-3063  
..... CONTACT: MAHER A. JOUDI, P.E.  
..... MAHER.JOUDI@DRSTRONG.COM



VICINITY MAP  
NTS



**DRS**  
D.R. STRONG  
CONSULTING ENGINEERS  
ENGINEERS PLANNERS SURVEYORS  
620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3063 F 425.827.2423

**ISSAQUAH 3  
ADMINISTRATIVE SDP**  
CONCEPTUAL STORMWATER, SEWER  
AND WATER PLAN  
NW JUNIPER & 5TH AVE NW  
ISSAQUAH, WA  
PARCEL NUMBER 884390-0500

**BDR HOLDINGS, LLC**  
11100 MAIN STREET, SUITE 201  
BELLEVUE, WA 98004  
(425) 889-5400

01/31/2020

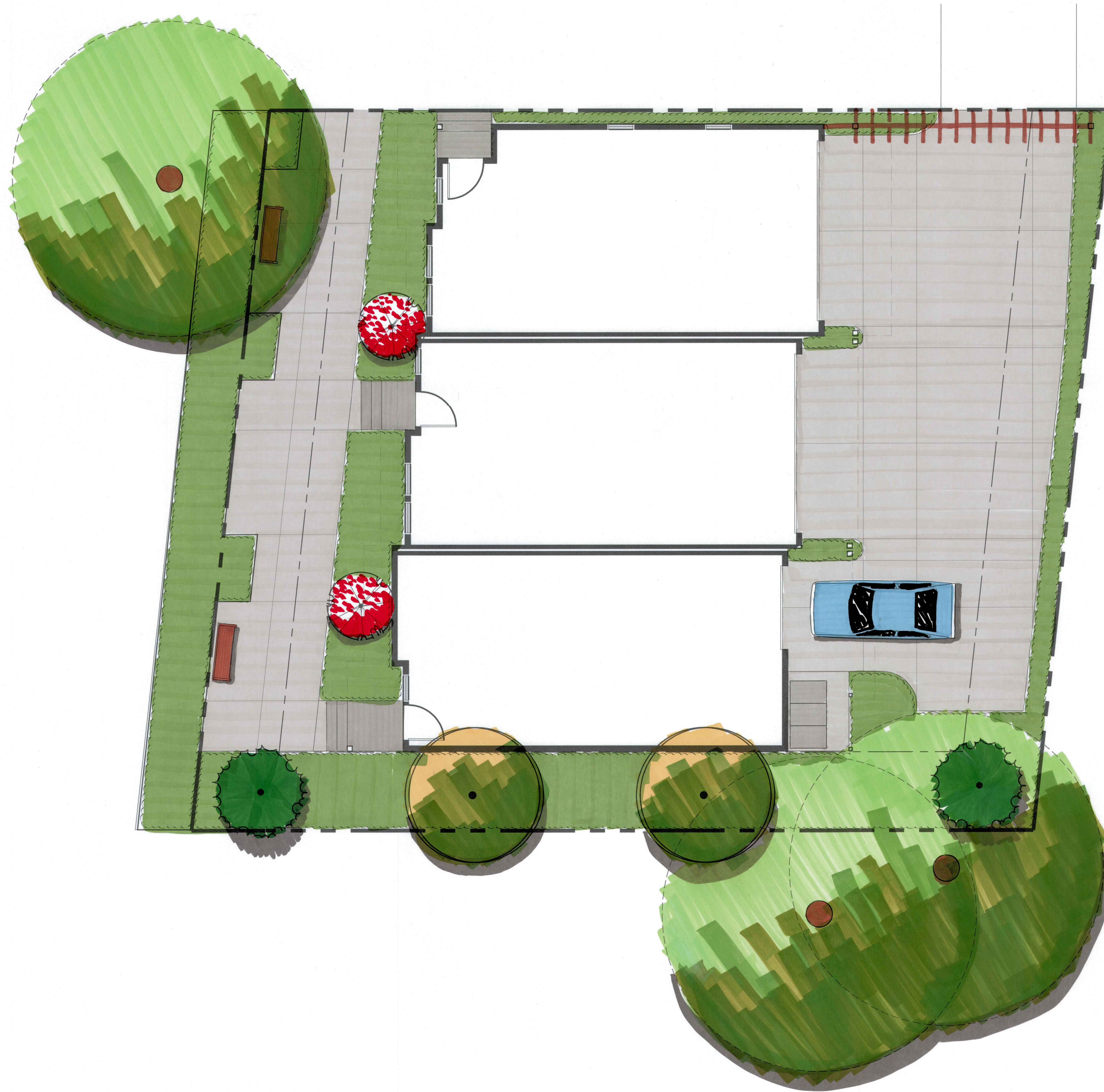
APR

REVISION  
DATE

DRAFTED BY: MAJ  
DESIGNED BY: MAJ  
PROJECT ENGINEER: MAJ  
DATE: 01.31.2020  
PROJECT NO.: 20010

DRAWING: C1  
SHEET: 1 OF 1





Issaquah 3  
Issaquah, Washington



# TOPOGRAPHIC SURVEY

### LEGAL DESCRIPTION

PARCEL B OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT PLN05-00104 AS RECORDED IN VOL. 196 OF SURVEYS, PAGES 222-223, UNDER RECORDING NUMBER 20051215900004. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

*SURVEYOR'S NOTES*

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14PTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THE LEGAL DESCRIPTION IS PER RECORDS OF KING COUNTY RECORDER'S OFFICE, RECORDING NO. 20181128001362, DATED NOVEMBER 28, 2018.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON DECEMBER 27, 2018 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON DECEMBER 27, 2018. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.

*HORIZONTAL DATUM*

NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

### VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

## REFERENCE SURVEYS

R1) BOUNDARY LINE ADJUSTMENT, RECORDING NO. 20051215900004  
R2) CONDOMINIUM SURVEY, RECORDING NO. 20051230001330  
R3) CONDOMINIUM SURVEY, RECORDING NO. 199812072209  
R4) RECORD OF SURVEY, RECORDING NO. 20010518900001  
R5) RECORD OF SURVEY, RECORDING NO. 20060131900001  
R6) RECORD OF SURVEY, RECORDING NO. 20030113900001  
R7) REPLAT OF LOTS 3, 7, AND 8, BLOCK 5 OF HERBERT UPPER'S SECOND  
ADDITION TO ISSAQUAH, RECORDING NO. 20080623000755

RECORDS OF KING COUNTY RECORDER'S OFFICE

**LEGEND**

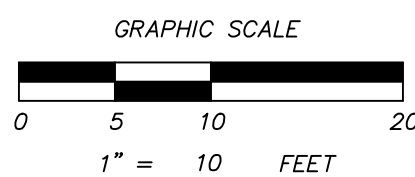
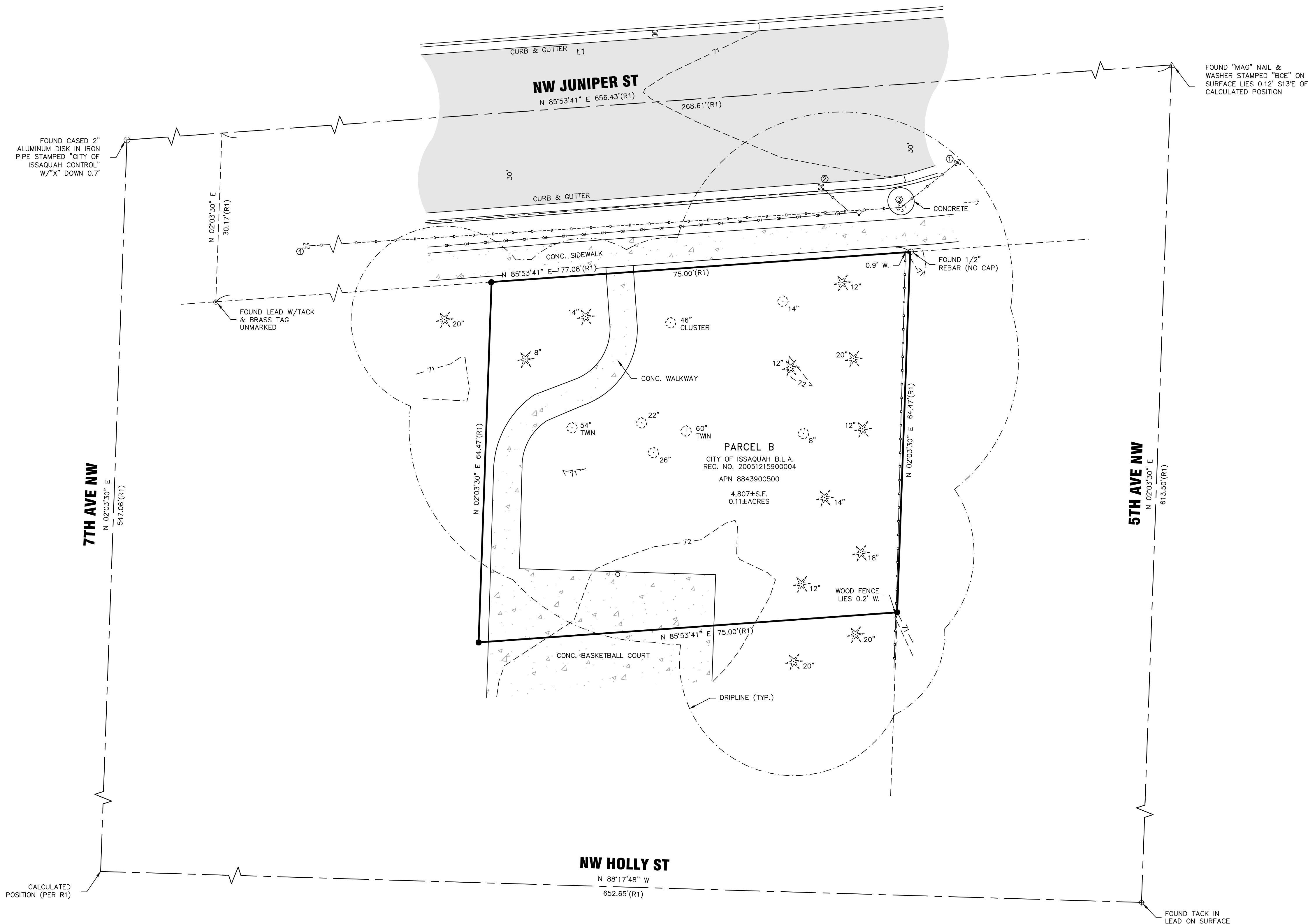
- SET REBAR & CAP EMW LS #44651
  - FOUND REBAR (AS SHOWN)
  - ⊕ FOUND LEAD & TACK (AS SHOWN)
  - ⊙ FOUND LEAD W/TACK & WASHER (AS SHOWN)
  - ⊕ FOUND CASED MONUMENT (AS SHOWN)
  - △ FOUND "MAG" NAIL (AS SHOWN)
  - ⌒ STORM DRAIN MANHOLE
  - ⌒ STORM DRAIN CATCH BASIN
  - ⌒ GAS VALVE
  - ⌒ POWER POLE W/DROP
  - GUY ANCHOR
  - BASKETBALL HOOP
  - DECIDUOUS TREE
  - ⌒ CEDAR TREE
- The diagram shows three horizontal lines representing different features. The top line is a solid line with four circles, labeled "OVERHEAD POWER LINE". The middle line is a dashed line with four circles, labeled "STORM DRAIN LINE". The bottom line is a solid line with four circles, labeled "WOOD FENCE".
- (R) DISTANCE AS REFERENCED

### STORM STRUCTURE TABLE

- ① CATCH BASIN  
RIM EL=71.07'  
(SW) 12" CPP I.E.=68.91'
- ② CATCH BASIN  
RIM EL=70.87'  
(S) 12" CMP I.E.=68.82'
- ③ STORM DRAIN MANHOLE  
RIM EL=71.94'  
(NE) 12" CPP I.E.=68.14'  
TOP 18" CMP RISER EL=70.14'  
12" INLET I.E.=68.09'
- ④ CATCH BASIN  
(SOLID LID)  
RIM EL=70.91'  
(N) 12" CPP I.E.=66.91'  
(E) 18" CONC. I.E.=66.91'  
(S) 12" CMP I.E.=66.91'  
(W) 18" IRON I.E.=66.96'

NOTE:  
THE EXISTING UTILITIES AS SHOWN  
ARE ONLY APPROXIMATE AND ARE  
BASED ON THE BEST AVAILABLE  
INFORMATION. IT SHALL BE THE  
CONTRACTOR'S RESPONSIBILITY TO  
VERIFY THE SIZE, TYPE, LOCATION,  
AND DEPTH OF ALL EXISTING UTILITIES  
PRIOR TO STARTING CONSTRUCTION,  
AND INFORM THE DESIGN ENGINEER  
OF ANY DISCREPANCIES.

Call Before You Dig  
1-800-424-5555

1  
SHT.

OF 1

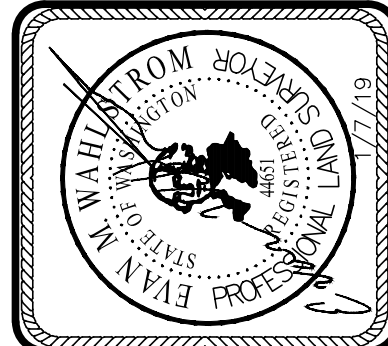
LOCATED IN SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 24N, RANGE 6E, W.M., KING COUNTY, WASHINGTON

BDR HOLDINGS LLC

*BDRKI-181205*

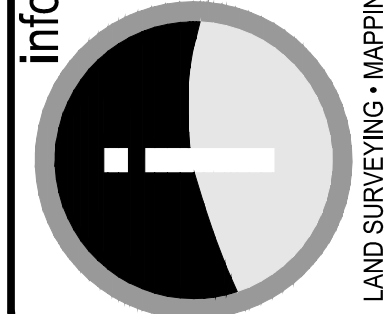
# TOPOGRAPHIC SURVEY

|                |                       |
|----------------|-----------------------|
| DRAFTED: JR    | CHECKED: EMW          |
| DATE: 1/7/2019 | JOB NO.: BDRK1-181205 |
| SCALE: 1"=10'  | FIELD CREW: AG        |



755 5TH AVE  
ISSAQUAH , WA 98027  
TAX PARCEL NO. 8843900500

informed land survey



LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT